

**Plum Creek Board Meeting
February 10 2022 Monthly Meeting**

**Held in Person at Thunder Lounge Riddleys Market 4045 Pony Express Parkway
Eagle Mountain , Utah 84005**

Or Remotely Via Zoom

QUORUM ESTABLISHED:

Board Members Present:

Miguel Ramos, Valerie Wallace, Kendra Hinrichs, Michael Cusano

Not Present Board Member Richard Dominguez

Homeowners Present, AJ Edwards

Remotely VIA ZOOM :

Rich Wells from TPM, Homeowners Jessica Richards, KC Reben

CALL TO ORDER:

Kendra Hinrichs called the Meeting to Order at 7:03 pm 2nd Michael Cusano

January 27, 2022 Meeting Minutes were approved.

Kendra Hinrichs addressed and explained the following items listed below:

Monday February 3rd, 2022 a check was deposited into the operating account with TPM.

The HOA is in the process of acquiring and transferring all necessary documents from the previous Management Company during the transition to TPM.

The photo sensor on building B was replaced.

The Newsletter will be more in depth and informative to reach out to Homeowners for their input and contribution within the Community. She will write the Newsletters. The focus is to include Homeowners to establish more interaction and involvement, for and with the Members, HOMEOWNERS, and Residents in the community.

Rich Wells addressed:

-Bills that are in need of approval for payment.

-2022 Budget Approve

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-OWNER EXPENSE DETAIL

- ☐ **During the transitional period to TPM Late fees will not be applied for DECEMBER 2021, January 2022, February 2022. Late fees will be applied to all accounts beginning March 10, 2022**
- ☐ **RISER ROOM DOOR ON BLDG A WAS REPAIRED**
- ☐ **COSTS TO REPAIR HOMEOWNERS GUTTER TO BE \$150**
- ☐ **COSTS TO REPAIR BLACK CORRUGATED DOWNSPOUT PIPES TO BE \$1,600**

MOTIONS:

-Valerie Wallace to elect AJ Edwards to a Records Committee. 2nd Kendra Hindrichs

All Board in Favor- Approved Unanimous

Kendra Hinrichs to approve the 2022 Budget 2nd Valerie Wallace

All Board in Favor- Approved Unanimous

Action Items:

- ☐ **Parking Stalls in the 4 Plex Parking lots will be labeled with new numbers for better identification and legibility**
- ☐ **Housing numbers on the 3 plex building can be repainted by the homeowners and relocated to a more identifiable location on each unit. Jessica Richards addressed this issue and agreed to help remedy the situation.**

AJ Edwards mentioned that he never received any documentation or welcome packet when he moved into the community sometime around July of 2021. Michael Cusano will provide the Rules and Regulations and the CC&R's to AJ.

AJ Edwards mentioned a vehicle that was left unlocked and seemed abandoned, the plates were sprayed over with paint, and children were playing in and around the vehicle. Michael Cusano will call the Sheriff .

Kendra Hinrichs Motioned to Adjourn the meeting at 8:09pm 2nd Michael Cusano